



March 28, 2014

NOTICE OF APPLICATION

Administrative Adjustment of Standards for monument sign **Downtown Issaquah Plaza** **Application No. AAS14-00002**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on an Administrative Adjustment of Standards (Level 2 Review) application for the following project:

Project Description: **Downtown Issaquah Plaza Monument Sign:** An Administrative Adjustment of Standards is requested by Downtown Issaquah Plaza to replace an existing monument sign at the retail center with a new monument sign. The Adjustment of Standards is requested for the square footage of the new sign. The City's adopted Olde Town Design Standards which applies to this site limits monument signs to 25 square feet in area per face and no higher than 10 feet above grade.

The proposal is for a single monument sign that is 36.3 square feet per face in order to accommodate all of the tenants of the shopping center. The sign is proposed to be located in the same location as the sign that would be removed. The replacement sign is 10 feet in height.

Location: The project is located at Downtown Issaquah Plaza, addressed as 20-100 Front Street South, in the Olde Town subarea. The sign is proposed to be located at the southwest corner of the site. See attached site plan.

Date of Application: March 12, 2014

Application Complete: March 27, 2014

Permits Required: 1) Administrative Adjustment of Standards for square footage of monument sign, Application AAS14-00002.
2) Sign Permit.

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on Friday, April 11, 2014** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerry@issaquahwa.gov

Next Steps:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerry@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind
Senior Planner

Attachments (4): Narrative, Site plan, Elevation drawing of new sign, Photo where new sign is proposed

cc: Charlie Bush, DSD Director (by email)
David Favour, DSD Deputy Manager (by email)
Lucy Sloman, Land Development Manager (by email)
Robert Bensussen c/o Morris Piha Real Estate Services, Inc. (by email)
Jeff Thomas, Crossroad Sign (by email)
File Copy, AAS14-00002

14100 SE 36TH STREET
SUITE 200
BELLEVUE, WASHINGTON
98006-1334
(425) 643-8400
(800) 232-8871
FAX: (425) 643-9139



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MAR 12 2014

City of Issaquah
P.O. Box 1307
Issaquah, WA 98027

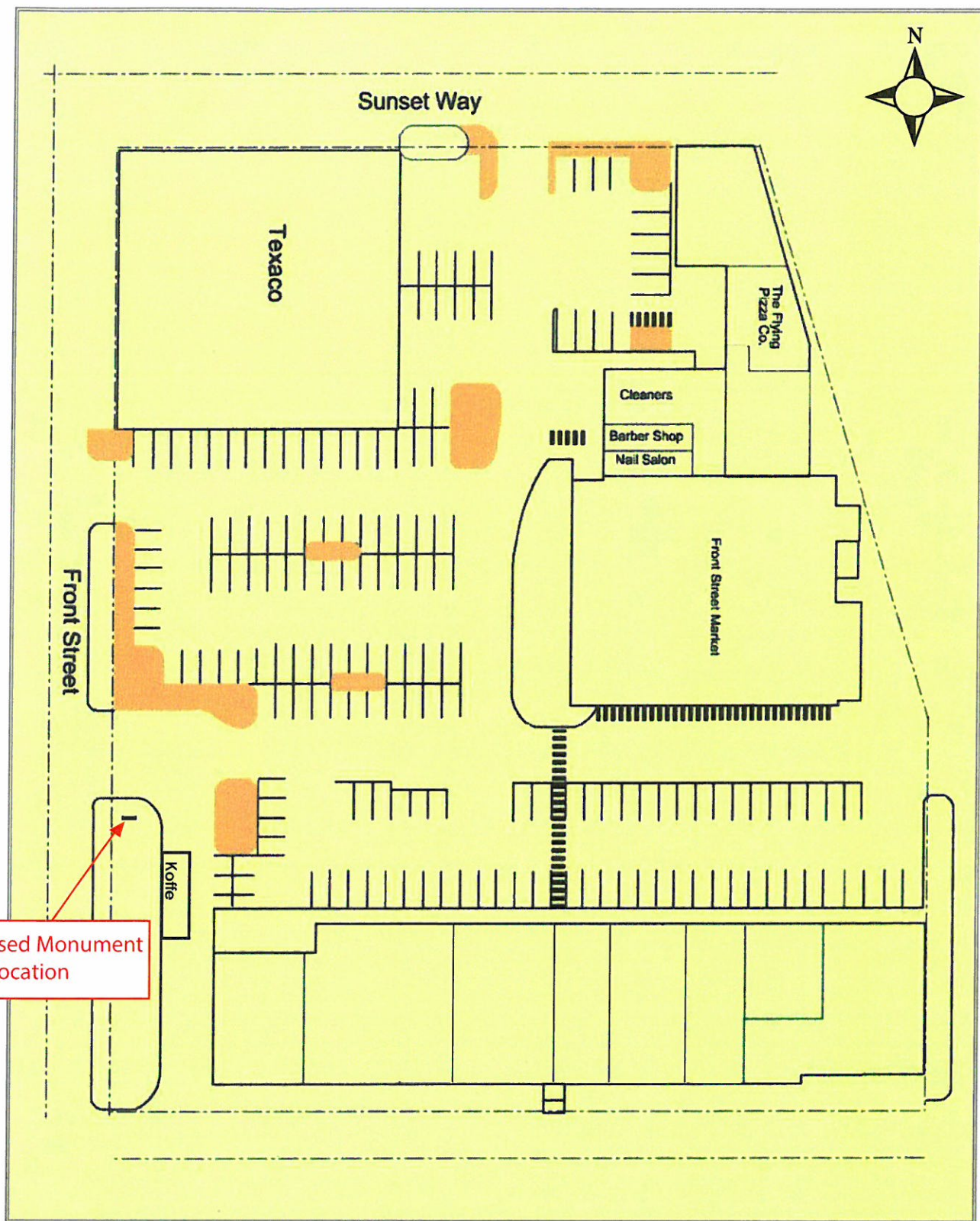
March 11, 2014

City of Issaquah

**RE: ADMINISTRATIVE ADJUSTMENT OF STANDARDS MONUMENT
SIGN DOWNTOWN ISSAQUAH PLAZA 20 - 100 FRONT ST. S**

Dear City of Issaquah,

We are proposing a new monument sign for Downtown Issaquah Plaza. On this sign we are including all tenants of our shopping center, and would be removing the existing old wooden monument sign (approx.. 4' high by 8' wide) that includes only 6 of our tenants. There is one large pylon sign on the property that is exclusive to the Front Street Market. Because this pylon sign is exclusive to the Market the other tenants of the shopping center are not allowed to have prominent signage. This is unfair and detrimental to the remaining tenants. The owners support all tenants having fair signage on the site and with this proposed sign we are trying to correct this. The new monument sign will also help visibility of our tenants which was further blocked with the recent redevelopment of the Jackson Shell station. Our proposed monument sign does comply with the height requirement not exceeding (10) feet in City Sign Code 18.11.220. The sign complies with the City Sign Code 18.11.220 of not exceeding one hundred square feet (100) for all faces with a maximum of fifty (50) square feet for any one (1) face. Our monument sign face is 48 inches by 109 inches = 5232 square inches = 36.33 square feet per sign facing. But because we are located in Historic District we have additional standards which only allow sign faces to be a total of 25 square feet per sign face. We are requesting that the City of Issaquah allow us under this Administrative Adjustment of Standards to have our monument sign faces to be increased to the 36.33 square feet per sign face. Since we are the only retail shopping center in the historic district with this many tenants it would be unlikely other properties seeking this same accommodation so this should not set a precedent that would create additional similar requests from other properties. Replacing the existing wooden monument sign will help revitalize the retail area and the design is compatible with historic Downtown Issaquah. Thank you for your accommodation to allow the adjustment for this new monument sign which shall provide visibility to these hard working downtown business owners who desperately need the help and support of the City of Issaquah. Please feel free to call me at 425-260-5454 or email rbensussen@mpiha.com Robert Bensussen – Property Manager, Morris Piha Real Estate Services, Inc.



Proposed Monument
Sign Location

Drawing Scale: 1" = 50'

RECEIVED

Contact:	Robert Bensussen
Company:	Morris Piha - DT Issaquah Plaza
Address:	
City:	Issaquah
State/Zip:	WA, 98027
Phone:	
Fax:	



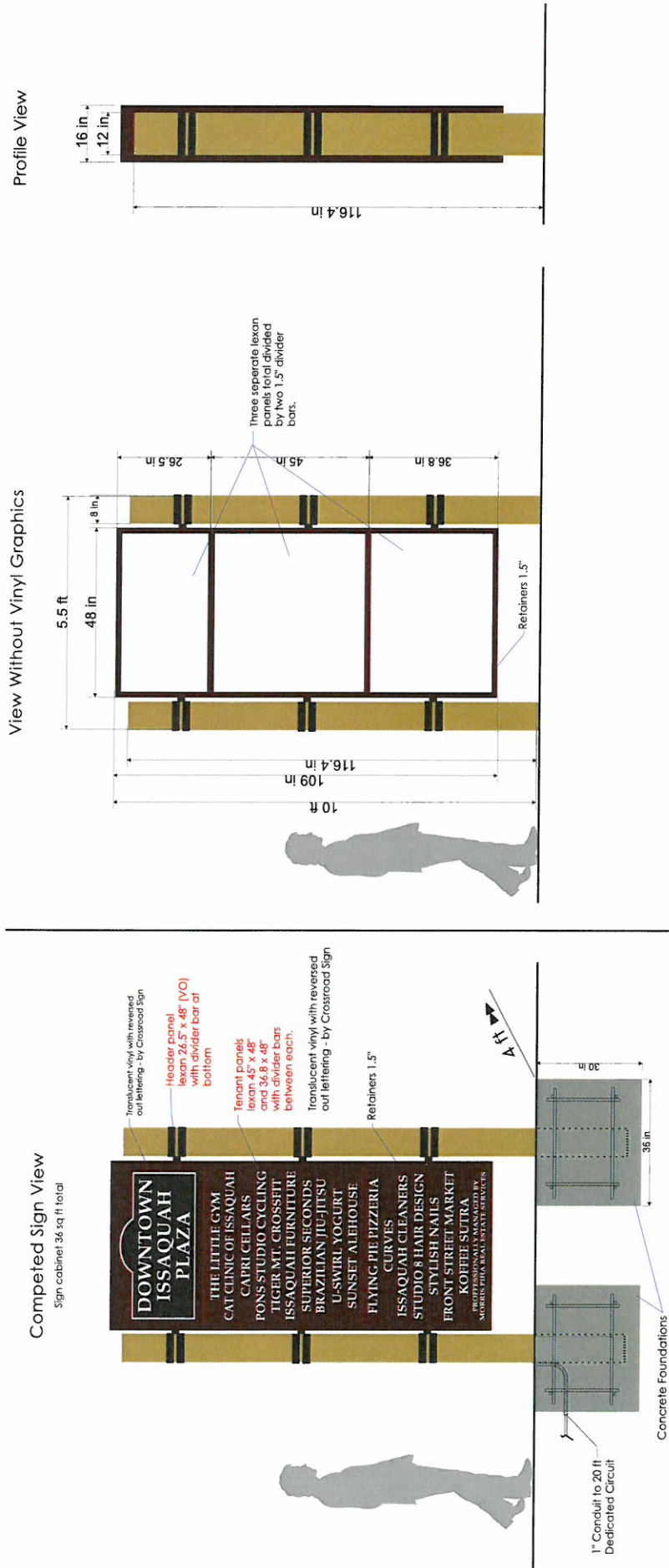
Crossroad SIGN™

All products sold and proofs developed remain the property and proprietary intellectual property of Crossroad SIGN and may not be used in any form unless full payment has been met and a term of use for intellectual property has been assigned. Payment for all goods are due upon time of order for all orders under \$1500.00. Sales over \$1500.00 require a 50% down payment made at time of order with balance due upon receipt of order. Once material has been accepted, used or installed we assume no further responsibility for suitability of use. Client is responsible for any added taxes or permitting unless otherwise specified in writing.

Job No.:	Date:	03/04/2014
Order Date:	Salesperson:	Jeff Thomas
Sign Dimensions:	Estimate:	
City of Issaquah	19201 Woodinville-Snohomish Rd NE Woodinville, WA 98072 ph: 425-481-9411 fx: 425-398-1311 web: CrossroadSIGN.com	

Internally Illuminated Monument Sign Double Sided

All aluminum construction



Drawing Scale: 5/16" = 1'

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Fax:	

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Woodinville, WA 98072
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